



York Close
Charminster
£360,000 Price Guide



This stylish and modernised three-bedroom, semi-detached bungalow offers an ideal blend of contemporary style and effortless single-storey living. The home's standout features centre around a striking open-plan living space, a well-equipped kitchen area, and a beautifully landscaped rear garden. This impressive bungalow also boasts private off-road parking for up to three vehicles, ensuring complete convenience and total peace of mind. EPC Rating E.

Charminster village presents a traditional, old English image with its beautiful cottages and mosaic pavement dating from Roman times, a 12th-century parish church dedicated to St. Mary, and the scenic River Cerne flowing through it. Charminster offers two village pubs, a well-regarded and popular first school, two village halls, a convenience store, which houses a post office, and a Norman Church. Surrounded by rolling countryside, Charminster offers a peaceful rural setting while being conveniently close to the amenities of Dorchester. Dorchester town is rich in Roman heritage, with sites such as the Dorset County Museum and Maiden Castle offering glimpses into its past. It is also well known for its literary connections to Thomas Hardy and being set amongst beautiful rural countryside. Dorchester offers shopping and social facilities with cinemas, museums, leisure centre and weekly market. There are many excellent restaurants, public houses and riverside walks. Doctor's, dentist's surgeries and the Dorset County Hospital are close by. There are train links to London Waterloo, Bristol Temple Meads, Weymouth and other coastal towns and villages, and there are regular bus routes to adjoining towns. Brewery Square is set within the heart of Dorchester and is a vibrant area offering further shopping and eating facilities with a central open space hosting several events throughout the year.



On approaching the well-presented property, a gravelled drive way spans the length of the home, providing plentiful space for parking and features an array of shrubs creating colour and texture. A stylish composite, part glazed door creates an excellent first impression and provides entry into an inviting entrance porch. Stepping inside, the layout opens into a beautifully designed open-plan lounge, kitchen and diner. This bright, welcoming space is filled with plentiful natural light and features a cozy multi-fuel burner that establishes a stunning focal point, finished with attractive wood effect flooring that flows throughout the living area and leads you to the sleek breakfast bar which naturally separates the space and creates an ideal setup for casual dining or entertaining guests while cooking. The high-specification kitchen area is fully equipped with a suite of integrated Neff appliances, seamlessly incorporating an eye level oven, microwave, and induction hob into contemporary white cabinetry.

The family bathroom has been thoughtfully designed to feature a spacious walk-in double shower, a low-level WC, and a contemporary wash hand basin. The property boasts three versatile and good-size double bedrooms. The primary suite serves as a peaceful retreat, featuring its own private en-suite shower room, which is fully fitted with a modern shower cubicle, WC, and wash hand basin. The second bedroom is a comfortable double enjoying plentiful natural light through a rear-facing window. Perfect for flexible living, the accommodation is enhanced by the versatile third bedroom, benefiting from patio doors that open directly onto the garden.

Designed for effortless enjoyment, the private rear garden is a beautifully landscaped, low-maintenance retreat. A generous paved patio area directly borders the home, providing the perfect setting for outdoor dining. Beyond the patio, a pristine artificial lawn ensures a vibrant, green appearance all year round.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Notes:

P/FUL/2025/07085 – proposed extension to the Charminster Farm development – decision pending.

Services:

Mains electricity, water and drainage are connected.
Gas fired central heating.

Flood Risk:

Enquire for up-to-date details or check the website for the most current rating.
<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband and Mobile Service:

At the time of the listing, standard, superfast and ultrafast broadband are available.

Mobile phone service varies dependent upon your provider.

For up-to-date information please visit <https://checker.ofcom.org.uk>

Local Authorities:

Dorset Council
County Hall
Colliton Park
Dorchester
DT1 1XJ

Tel: 01305 211970

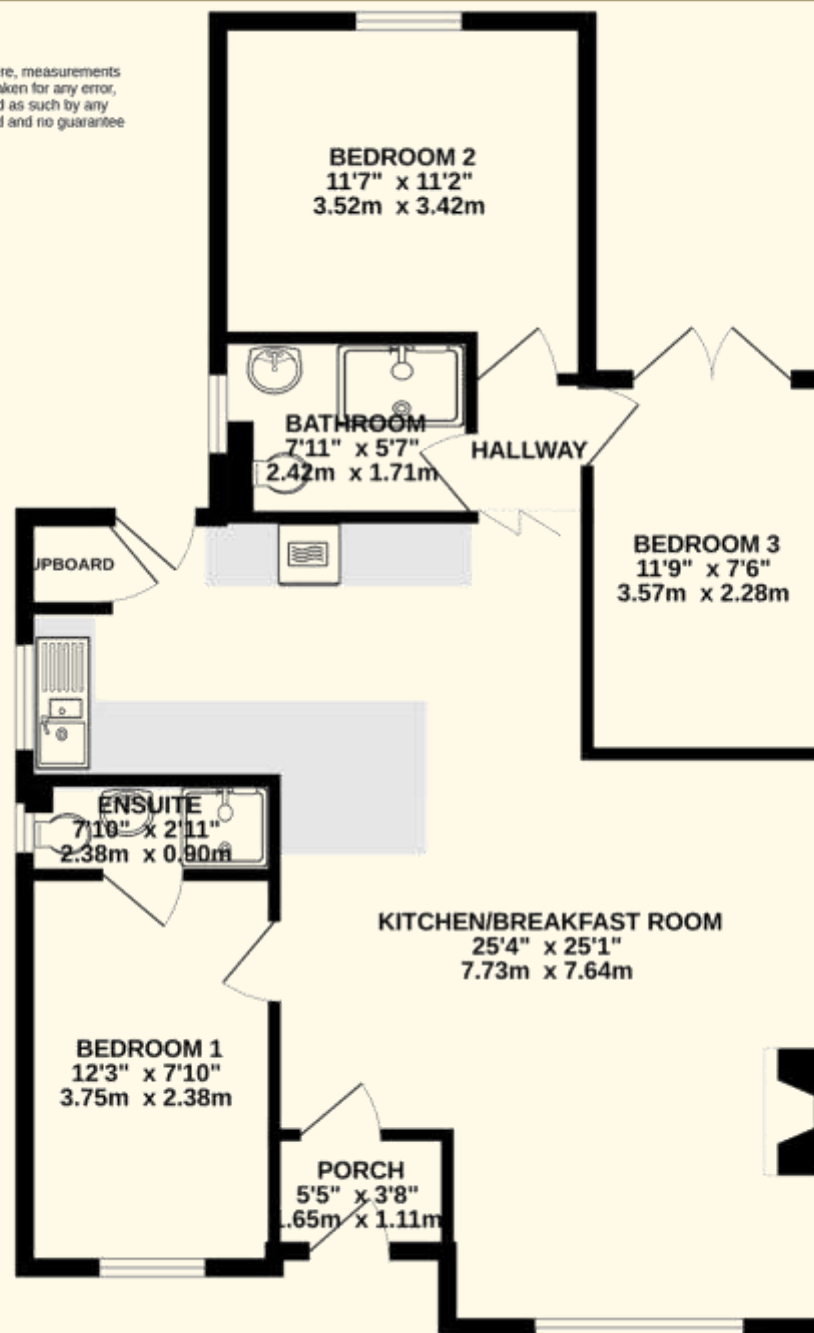
Council tax band C.

Stamp Duty:

Stamp duty is likely to be payable on this property dependent upon your circumstance. Please visit the below website to check this

<https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax-#!/intro>

Important notice: Parkers notify that: All sales particulars are prepared to the best knowledge and information supplied/obtained and exist to give a fair representation of the property. The purchaser(s) shall be deemed to have satisfied themselves as to the description of the property. Sales particulars should not be relied upon or used as a statement of fact. All measurements are approximate. Text, photographs and plans are for guidance purposes only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning: building regulation or other consent. Parkers have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.



GROUND FLOOR
810 sq.ft. (75.2 sq.m.) approx.

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